



# 7 Deppers Bridge, Southam

Southam

Offers Over **£375,000**





## 7 Deppers Bridge

Southam

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three-bedroom semi-detached home with excellent potential throughout
- Incredible long garden with greenhouses and vegetable patches
- Three light and spacious double bedrooms on first floor
- In need of modernisation, offering scope to add value
- Countryside views across open fields from the rear garden
- Garage and driveway parking for three vehicles in tandem



### Living Room

18' 4" x 9' 7" (5.58m x 2.93m)

### Dining Room

13' 1" x 9' 7" (4.00m x 2.93m)

### Kitchen

12' 8" x 19' 8" (3.86m x 6.00m)

### Utility

4' 11" x 4' 4" (1.49m x 1.32m)

### Garden Room

7' 9" x 10' 2" (2.37m x 3.09m)

### Master Bedroom

9' 7" x 13' 2" (2.93m x 4.01m)

### Bedroom 2

13' 0" x 13' 2" (3.95m x 4.01m)

### Bedroom 3

9' 8" x 12' 8" (2.95m x 3.86m)

### Bathroom

9' 7" x 7' 4" (2.93m x 2.24m)





**GARDEN**

**GARAGE**

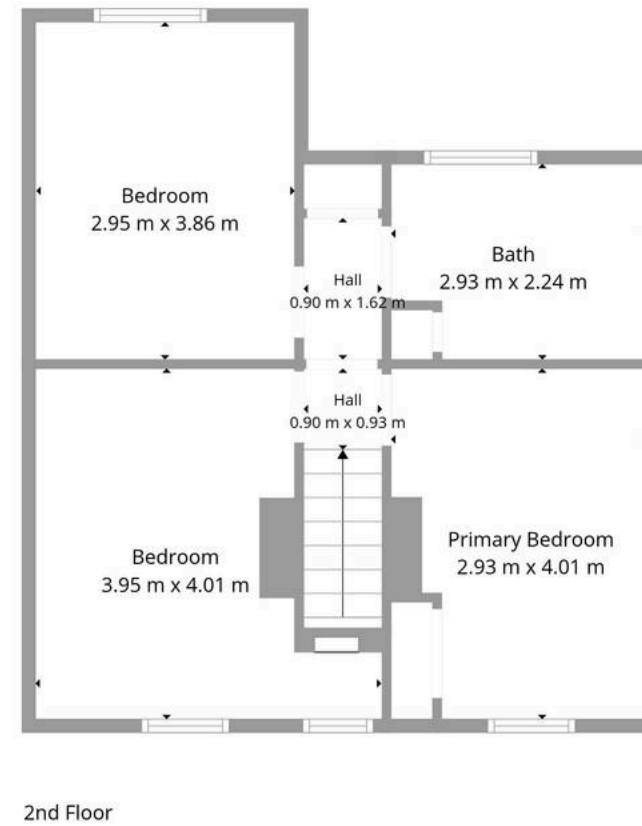
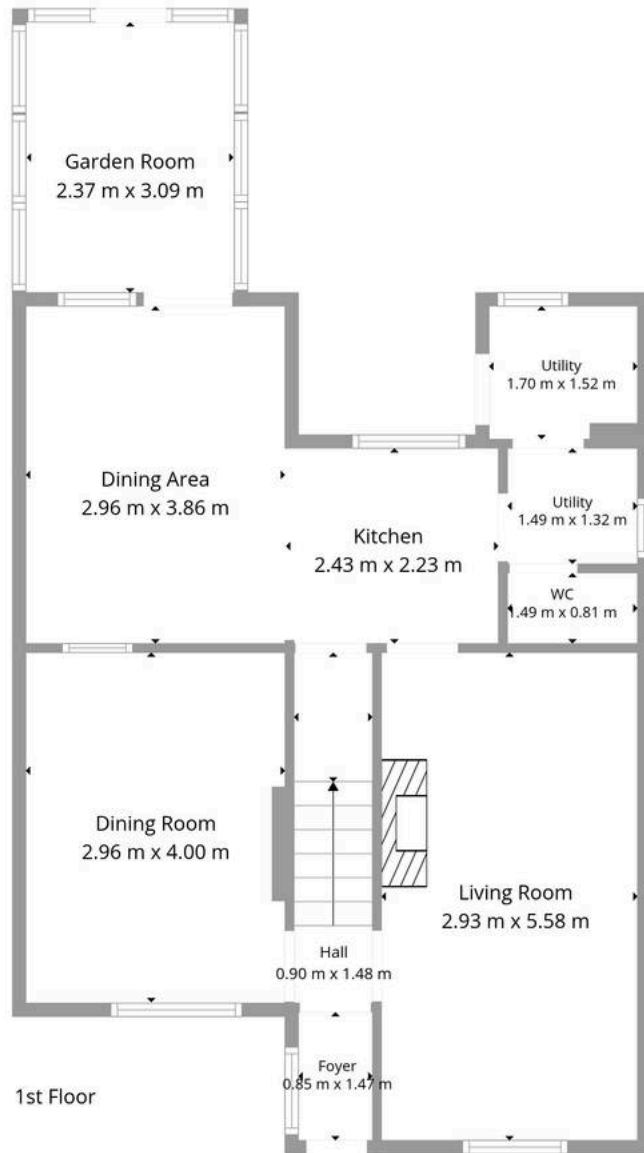
Single Garage

**DRIVEWAY**

3 Parking Spaces







**TOTAL: 102 m<sup>2</sup>**  
 1st floor: 53 m<sup>2</sup>, 2nd floor: 49 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 5 m<sup>2</sup>, GARDEN ROOM: 7 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>



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